

1. 9:00 A.M. Box Hill South Corporate Center - Lot 8

Located at the south west intersection of Box Hill South Parkway & Box Hill Corporate Center Drive. Tax map 61; Parcel 588; Lot 8. First Election District. council District B.
Planner Jennifer

[*VIEW DOCUMENT ARCHIVE*](#)

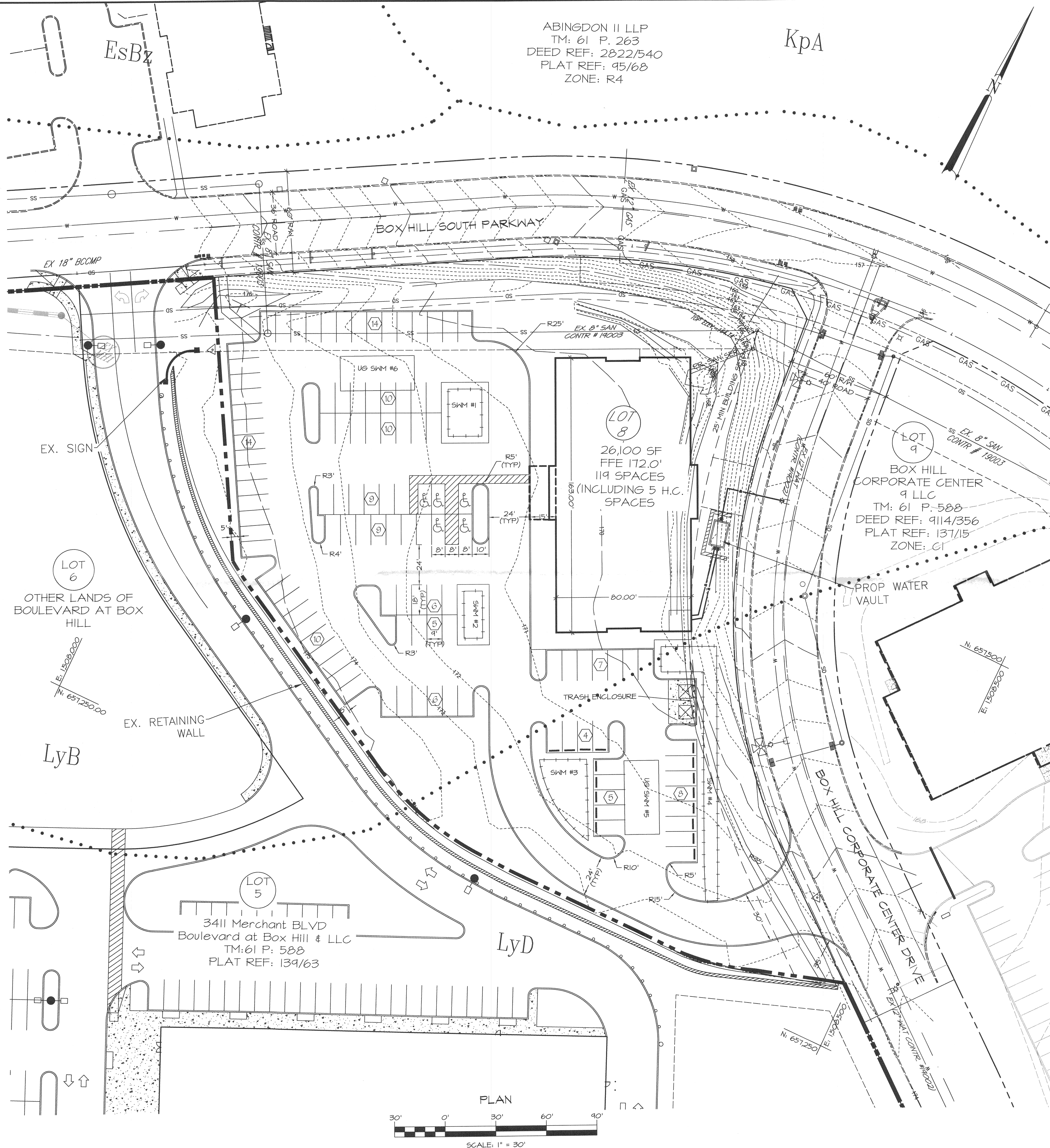
Status:

Plan No.: S15-095 Construct professional office/services bldg./2.47
acres/CI

Received: 10-21-15 BHCC 8 LLC/Frederick Ward Associates

Documents: [BOX HILL SOUTH CORPORATE CENTER 11-18-15.PDF](#)

M:\PROJECTS\2031020.81.00 BOX HILL LOT 8 MEDICAL OFFICE BLDG\DESIGN\ENGINEERING\SITE PLANS\SP 01 - LOT 8 SITE PLAN.DWG, FWA-BRO-RT-24036, 10/21/2015 3:38 PM JPC



SOILS CHART

SYMBOL	UNIT NAME	HYDRIC	DEPTH TO WATER TABLE	K-VALUE
LyB	LOAMY AND CLAYEY LAND, 0-5% SLOPES	-	>5'	0.43
LyD	LOAMY AND CLAYEY LAND, 5-15% SLOPES	-	>5'	0.43

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

DEVELOPMENT NOTES

- Location of Utilities: The location of all underground utilities, structures, fire hydrants, etc. are preliminary. Their final location shall be determined at the time of final engineering design.
- Water & Sewer: The lot shall be served by public water and sewer. All onsite water and sewer services shall be privately owned and maintained unless otherwise noted. The location of the water meter is shown on these plans; however, the exact location shall be determined during the completion of the engineered construction drawings.
- Storm Drain: All on-site storm drain and structures shall be privately owned and maintained.
- SEDIMENT AND EROSION CONTROL: A sediment control plan that meets Maryland Standards for Erosion and Sediment Control, latest edition. Shall be submitted to obtain a grading permit during final engineering.
- Stormwater Management:
 - Stormwater Management for 2, 10 and 100 storm events. Is provided in existing regional pond downstream.
 - Stormwater Management complying with 2000 design manual and Harford County code (latest edition) is shown as a combination of above ground and underground facilities in approximate location and will be designed and accurately located during final engineering.
 - Maintenance of stormwater management facility shall be the responsibility of the owners. This is to be stipulated in the associated documents.
- Landscape & Lighting: A landscape and lighting plan shall be prepared and submitted for approval prior to building permit.
- Signage: Site signage will be designed and located at an approved location which will be determined during the engineering design phase of this project. A sign permit shall be obtained prior to construction.
- Utility & Access Permits: Utility permits shall be obtained from the Harford County Department of Public works for work in Box Hill Corporate Center Drive and Box Hill South Parkway. Commercial access permits are required and will be obtained during final engineering.
- All Wetlands, Forest, Floodplain & Steep Slopes (as necessary) have been delineated on this plan and approved by all applicable agencies.
- All work shall be in accordance with the appropriate Harford County Standards and Specifications for construction and other applicable specifications.
- A Forest and Tree Conservation Plan has been approved for the Corporate Center & Boulevard at Box Hill.

SITE PLAN DATA

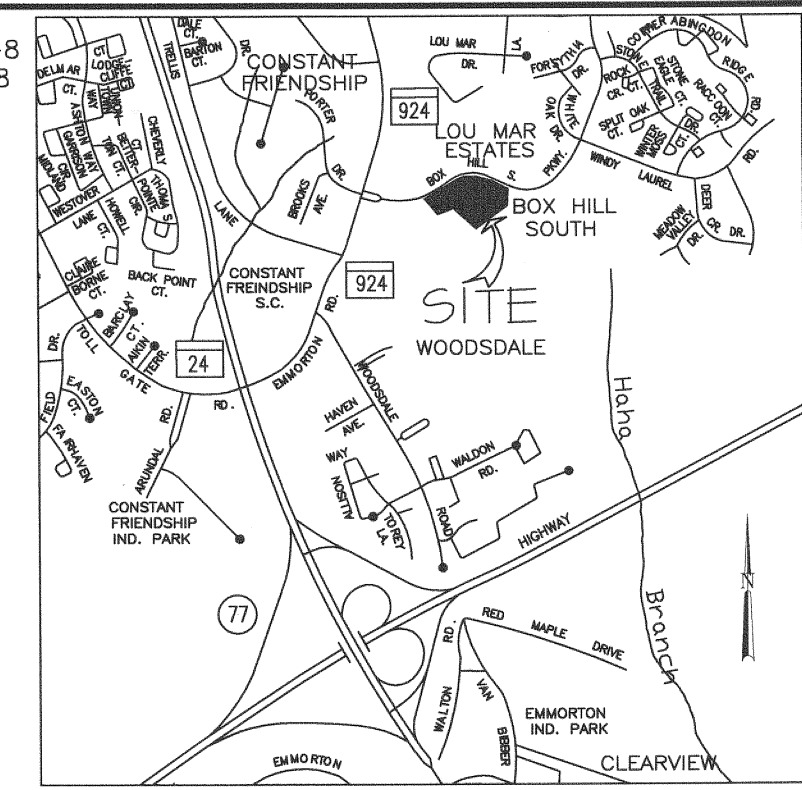
- Lot 8 Property Information
- Address: 3400 Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Total Lot Area: 2.47
Tax Map No. 61, Grid 2F, Parcel No. 588
Deed Reference:
Plat #
Zoning: CI, Commercial Industrial District
Election District: First
FEMA Map No.: 24025C0258 D (Effective Jan. 7, 2005)
 - Owner/Developer: BHCCenter 8 LLC
2700 Philadelphia Road
Edgewood, Maryland 21040-1120
Attn: Mr. Bob Ward
 - Proposed Use: Professional Office/Services
 - Zoning Information:

Min. Lot Area:	10,000 sf
Min. Lot Width at Bldg. Setback Line:	50 ft
Min. Front Yard Setback:	25 ft
Min. Side Yard Setback:	10 ft
Min. Rear Yard Setback:	35 ft
Max. Height:	36 ft
 - Parking Requirements: Required: 1 per 300 sf GFA
26,100/300 = 87 spaces
Maximum: 1.30 X 87 = 113 spaces
Provided: 119 spaces (6 pervious spaces)
 - Max Bldg. Coverage: 50% (102,366 sf)
Prop. Bldg Coverage: 11% (21,000 sf)
Max Impervious Surface: 85% (174,022 sf)
Prop. Impervious Surface: 49% (99,597 sf)

LEGEND

	EXISTING CURB		EXISTING STORM DRAIN
	EXISTING LIGHT POLE		PROPOSED STORM DRAIN
	PROPOSED LIGHT POLE		EXISTING WATER LINE
	EXISTING SIGN		PROPOSED WATER/FIRE SERVICE
	BUILDING SETBACK LINE		EXISTING SANITARY LINE
	PROPOSED CURB & GUTTER		PROPOSED SANITARY SERVICE
	PROPOSED SIGNS		EXISTING ELEVATIONS
	PROPOSED ASPHALT PAVING		PROPOSED PERVIOUS PAVING
	PROPOSED SIDEWALK AND CONCRETE WALKS		PROPOSED BUILDING
	PROPOSED PROPERTY BOUNDARY		
	RIGHT-OF-WAY		
	EASEMENT		
	EXISTING EDGE OF PAVING		
	EXISTING TREELINE		

PLAN TYPE: S
PLAN NO.: 15-095
SERIES NO.: 1
DATE: 10/21/15
DAC/DUE: 11/18/15



VICINITY MAP
1"=2000'

ARCHITECTS ENGINEERS PLANNERS SURVEYORS 410-879-2090 frederickward.com	
FREDERICK WARD ASSOCIATES PO Box 727, 5 South Main Street Bel Air, Maryland 21014	
OWNER/DEVELOPER BHCC 8 LLC 2700 PHILADELPHIA ROAD EDGEWOOD, MARYLAND 21040 ATTN: JIM MARTIN PHONE: 410-679-5000	SITE PLAN LOT 8 BOX HILL SOUTH CORPORATE CENTER 3400 BOX HILL CORPORATE CENTER DRIVE 1ST ELECTION DISTRICT HARFORD COUNTY, MD
DATE: 10/21/2015 SCALE: 1" = 30' DESIGNED BY: GPP DRAWN BY: JPC CHECKED BY: GPP	DRAWING NO.: SP 01 SHEET 1 OF 1 FWA JOB NUMBER: 2031020.81